145.0	0012	0001.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	985,200 / 985,200
					USE VALUE:	985,200 / 985,200
					ASSESSED:	985,200 / 985,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		ARLMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRITT ROBERT L & MARIE G/TRS
Owner 2:	ROBERT L BRITT REVOCABLE TR &
Owner 3:	MARIE G BRITT REVOCABLE
Street 1:	86 ARLMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRITT ROBERT L/MARIE G -
Owner 2:	TRS/BRITT REALTY TRUST -
Street 1:	124 HIGH HAITH ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,392 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1961, having primarily Clapboard Exterior and 2456 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6392.000	495,800		489,400	985,200
Total Card	0.147	495,800		489,400	985,200
Total Parcel	0.147	495,800		489,400	985,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.14 | /Parcel: 401.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 95710

GIS Ref

GIS Ref

Insp Date 06/27/17

Parcel ID 145.0-0012-0001.B

!11401!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	495,800	0	6,392.	489,400	985,200	985,200	Year End Roll	12/18/2019
2019	101	FV	377,300	0	6,392.	458,800	836,100	836,100	Year End Roll	1/3/2019
2018	101	FV	377,300	0	6,392.	379,300	756,600	756,600	Year End Roll	12/20/2017
2017	101	FV	301,800	0	6,392.	348,700	650,500	650,500	Year End Roll	1/3/2017
2016	101	FV	191,600	0	6,392.	318,100	509,700	509,700	Year End	1/4/2016
2015	101	FV	179,900	0	6,392.	312,000	491,900	491,900	Year End Roll	12/11/2014
2014	101	FV	179,900	0	6,392.	290,000	469,900	469,900	Year End Roll	12/16/2013
2013	101	FV	179,900	0	6,392.	275,900	455,800	455,800		12/13/2012

PRINT

Date	Time
12/11/20	01:34:35

LAST REV

Date	Time
07/24/17	14:53:40

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11401

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRITT ROBERT L/	61768-377		5/9/2013	Convenience	99	No	No		
BRITT ROBERT L	45053-192		4/26/2005	Family	1	No	No		
POWELL PETER S	39979-24		7/16/2003	Estate/Div	340,000	No	No		
	11060-155		2/18/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/29/2016	205	Heat App			2/29/2016			New HVAC system.
6/24/2015	787	Addition	236,000		6/24/2015			Gut house, rebuild
6/4/2015	603	Inter Fi	10,000		6/4/2015			Interior demolitio

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2017	Permit Visit	DGM	D Mann
6/27/2017	Inspected	DGM	D Mann
7/28/2016	Meas/Inspect	DGM	D Mann
7/28/2016	Permit Visit	DGM	D Mann
6/18/2015	Permit Insp	PC	PHIL C
3/18/2009	Meas/Inspect	163	PATRIOT
12/22/1999	Inspected	263	PATRIOT
12/7/1999	Mailer Sent		
11/16/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	95710
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6392		Sq. Ft.	Site		0	80.	0.96	9									489,407						489,400	

Total AC/HA: 0.14674 | Total SF/SM: 6392 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 489,407 | Spl Credit | Total: 489,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth	1	Rating:	Very Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07752442
Const Adj.:	0.99989998
Adj $ / SQ:	134.677
Other Features:	121362
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	519734
Depreciation:	23908
Depreciated Total:	495826

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2			Baths: 1			HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

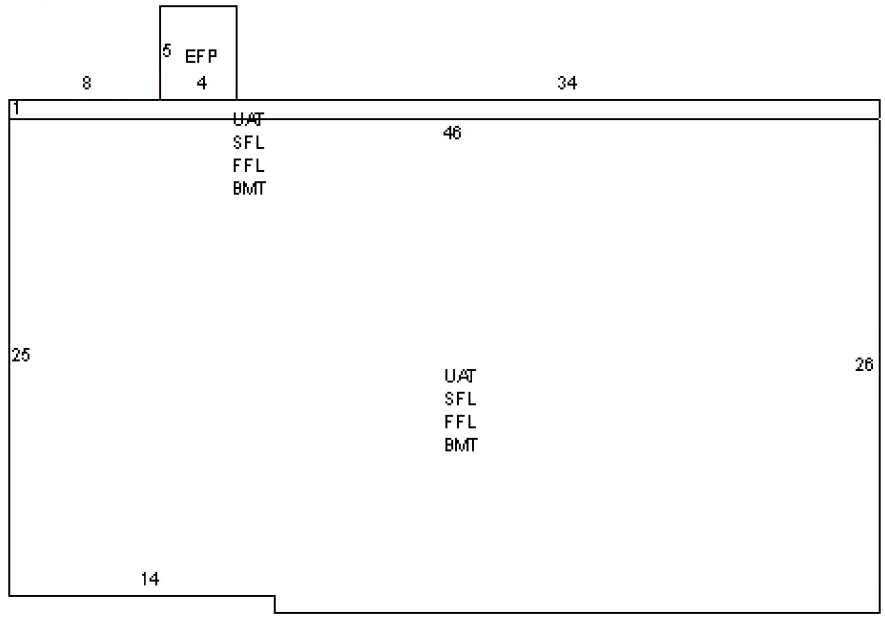
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	134.68
Special Features:	0	Val/Su Net:	123.61
Final Total:	495800	Val/Su SzAd	201.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,228	40.400	49,615
FFL	First Floor	1,228	134.680	165,383
SFL	Second Floor	1,228	134.680	165,383
UAT	Upper Attic	307	53.870	16,538
EFP	Enclos Porch	20	72.590	1,452
	Net Sketched Area:	4,011	Total:	398,371
Size Ad	2456	Gross Are	4932	FinArea 2456

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

145.0-0012-0001.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	